



**LAND USE PLAN GENERAL NOTES:**

1. THE OVERALL DENSITY FOR ROCK CREEK MESA WILL BE CAPPED AT A MAXIMUM OF 400 UNITS. DENSITY TRANSFERS ARE PERMITTED WITHIN THE ROCK CREEK MESA RESIDENTIAL AREAS AND SHALL NOT REQUIRE AN AMENDMENT TO THIS LAND USE PLAN SO LONG AS THE MAXIMUM DENSITY OF 400 UNITS IS NOT EXCEEDED.
2. THE PARCEL WITHIN THIS DEVELOPMENT AREA SUBJECT TO THE FEES, RESTRICTIONS, AND COVENANTS OF THE ROCK CREEK METROPOLITAN DISTRICT, WHICH IS CREATED BY ORDINANCE NO. \_\_\_\_\_ AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDERS OFFICE UNDER RECEPTION NO. \_\_\_\_\_
3. ALL LANDSCAPE TRACTS AND PARKS WITHIN ROCK CREEK MESA WILL BE OWNED AND MAINTAINED BY THE ROCK CREEK METROPOLITAN DISTRICT.
4. DEVELOPMENT WILL OCCUR IN ONE PHASE.
5. ALL COLLECTOR LEVEL CLASSIFICATION STREETS AS SHOWN WILL BE PUBLIC. CROSS SECTIONS AND ROW INFORMATION WILL BE INCLUDED IN FUTURE PLANS PER ENGINEERING REQUIREMENTS. ALL FULL MOVEMENT ACCESS INTERSECTIONS SHALL ACCOMMODATE BICYCLE AND PEDESTRIAN TRANSPORTATION.
6. ACCESS LOCATIONS, FUTURE POINTS OF CONNECTION AS SHOWN AND NUMERICAL ACREAGE ARE CONCEPTUAL. IN NATURE AND SUBJECT TO CHANGE. SPECIFIC DETAILS OF SITE DESIGN WILL BE COMPLETED AT THE TIME OF THE DEVELOPMENT PLAN SUBMITTAL FOR EACH PARCEL.
7. NO DIRECT VEHICULAR ACCESS SHALL BE ALLOWED ONTO STATE HIGHWAY 115 FROM THE PARCEL(S) WITHIN THIS DEVELOPMENT.
8. SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTRACT THE DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5882 TO BEGIN A SIGN PERMIT APPLICATION.
9. REFER TO THE TRAFFIC IMPACT STUDY SUBMITTED WITH THIS LAND USE PLAN FOR MORE DETAIL REGARDING TRAFFIC VOLUMES, CIRCULATION ETC. FUTURE DEVELOPMENT PLANS SHALL FOLLOW THE RECOMMENDATIONS OUTLINED IN THE TRAFFIC STUDY. ADDITIONAL TRAFFIC ANALYSIS SHALL NOT BE REQUIRED WITH FUTURE SUBMITTALS UNLESS A CHANGE OF USE OR INCREASE IN DENSITY IS REQUESTED.
10. LONG-TERM MAINTENANCE RESPONSIBILITY FOR WATER QUALITY/RETENTION FACILITIES IS PRIVATE. PROVIDED BY THE ROCK CREEK METRO DISTRICT.
11. THE MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT WAS SUBMITTED AND CAN BE FOUND IN FILE MAP# 23-0089. THE APPLICANT (OR PROPERTY OWNERS) HAS ATTESTED THERE ARE NO SEPARATE MINERAL ESTATE OWNERS IDENTIFIED AND NO FURTHER ACTION WAS TAKEN.
12. A FISCAL IMPACT ANALYSIS AND A CALCULATION OF TOTAL COSTS TO THE CITY TO PROVIDE INFRASTRUCTURE TO THE PROPOSED DEVELOPMENT FOR A PERIOD OF AT LEAST 10 YEARS WILL BE PROVIDED BY THE CITY OF COLORADO SPRINGS.
13. RESIDING IN OR NEAR WILDLAND URBAN INTERFACES OR INTERMIXED AREAS INVOLVES INCREASED WILDFIRE RISKS THAT MAY NOT APPLY IN URBAN OR MORE URBANIZED TYPES OF DEVELOPED COMMUNITIES. ALL LOTS WITHIN THIS DEVELOPMENT ARE SUBJECT TO FUEL'S MANAGEMENT REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE BUILDER TO IMPLEMENT THE FUEL'S MANAGEMENT PROCEDURES AS DEFINED IN CHAPTER 8 OF THE CITY CODE FOR EACH LOT. APPROVAL INSPECTION MUST BE OBTAINED FROM THE FIRE DEPARTMENT PRIOR TO FINAL INSPECTION BY THE BUILDING DEPARTMENT AND/OR ALLOWING OCCUPANCY OF THE RESIDENCE. THE INITIAL FUEL MANAGEMENT INSPECTION MUST BE REQUESTED FROM THE FIRE DEPARTMENT PRIOR TO FRAMING INSPECTION WITH SUBSEQUENT APPROVAL OBTAINED PRIOR TO BUILDING FINAL.
14. FULL SPECTRUM DETENTION FOR THE R-1.5/2 MEDIUM DETACHED SINGLE FAMILY AREAS WILL BE PROVIDED AT THE PONS LOCATED NEAR THE INTERSECTION OF PAVANEE ROAD/HIGHWAY 115.
15. REFER TO THE MEMORANDUM OF AGREEMENT (MOA) DATED JUNE 27, 2024 BETWEEN THE DEVELOPER AND EL PASO COUNTY SCHOOL DISTRICT #8 (PFC) FOR ADDITIONAL INFORMATION REGARDING SCHOOL FEES IN UEBU OR LAND DEDICATION ALTERNATIVES.
16. THE HILLSIDE DESIGNATED AREAS SHOWN ON THIS LAND USE PLAN WILL ADHERE TO ALL HILLSIDE REQUIREMENTS WITH LIMITED LAND DISTURBANCE AND VEGETATION REMOVAL. ANY FUTURE DEVELOPMENT OR DISTURBANCE IN THESE AREAS WILL BE REVIEWED BY CITY PLANNING TO ENSURE ALL HILLSIDE REQUIREMENTS ARE MET. EFFORTS WILL BE MADE TO PRESERVE STEEP SLOPES AND EXISTING VEGETATION WITH CONSTRUCTION OF DETENTION POND SOUTHEAST OF PAVANEE ROAD.

**FLOODPLAIN STATEMENT:**

1. THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 0804106950G, PANEL NUMBER 990, DATED DECEMBER 7, 2018. THE SITE IS LOCATED IN ZONE X.

**GEOLOGIC HAZARD DISCLOSURE:**

1. THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY RING ROCKY MOUNTAIN GROUP DATED 07/31/2024, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARD(S) ON THE PROPERTY: FAULTS & SEISMICITY. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE # MAP# 23-0089 OR WITHIN THE SUBDIVISION FILE ROCK CREEK MESA ADDITION NO. 1 OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, SUITE 701, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.

**ADA DESIGN PROFESSIONAL STANDARDS STATEMENT:**

1. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ADA CRITERIA AND SPECIFICATIONS, AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. REQUIRY OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIE WITH THE PROPERTY OWNER.

**TRAFFIC IMPROVEMENTS BY DEVELOPER:**

1. SH-115 PAVANEE ROAD
1. A 57' COLLECTION CROSS-SECTION WITH TWO 5' EASEMENTS IS PROPOSED WITHIN THE EXISTING 60' ROW CORRIDOR OF PAVANEE ROAD.
2. A 67' ROW PLUS TWO 5' EASEMENTS ALONG PAVANEE ROAD FOR THE FIRST 400 FEET WEST OF HIGHWAY-115.
3. EXTEND NORTHBOUND LEFT TURN LANE FROM 270 FT TO 1,025 FT WHICH INCLUDES 700-FT OF DECELERATION, 25-FT OF STORAGE AND 300-FT OF TAPER. THERE IS NOT ENOUGH SPACE FOR THIS IMPROVEMENT IN EXISTING CONDITIONS UNTIL SH-115/CHEYENNE DRIVE INTERSECTIONS CONVERTED TO RAMP ONLY ACCESS.
4. CONSTRUCT A 194-FT LONG EASTBOUND LEFT TURN LANE WITH 100-FT OF STORAGE AND A 90-FT TAPER.
5. EXTEND SOUTHBOUND RIGHT TURN LANE FROM 825 FT TO 1,000 FT WHICH INCLUDES 700 FT OF DECELERATION AND 300 FT OF TAPER.

1. SH-115 PAVANEE ROAD WILL NEED TO BE CONVERTED TO A SIGNALIZED INTERSECTION DUE TO THE EXISTING CONDITIONS SCENARIO MEETING THE FOUR-HOUR SIGNAL WARRANT AND THE BUILDOUT BACKGROUND SCENARIO MEETING THE EIGHT-HOUR WARRANT, FOUR-HOUR WARRANT, AND PEAK HOUR WARRANT. THESE IMPROVEMENTS ARE REQUIRED BY 2030 WITHOUT THE PROJECT.
  2. WITH THE PROJECT, SH-115 PAVANEE ROAD INTERSECTION WILL NEED TO EXTEND THE EASTBOUND LEFT TURN LANE BY 200-FT TO PROVIDE A TOTAL OF 300 FT OF STORAGE ALONG WITH A 90 FT TAPER.
- BY 2030:
1. SH-115 PAVANEE ROAD INTERSECTION WILL NEED TO CONSTRUCT A DOUBLE LEFT TURN LANE TO ALLOW ALL INTERSECTION APPROACHES TO OPERATE AT ACCEPTABLE LEVELS OF SERVICE. THE 200 FT OF REQUIRED STORAGE CAN BE SHARED EQUALLY BETWEEN THE TWO TURN LANES AND THE TAPER WILL DOUBLE IN LENGTH TO 180 FT TO ACCOUNT FOR THE DOUBLE TURN LANE. THERE SHOULD BE A 180 FT TAPER AND TWO 100 FT LONG TURN LANES. THIS IMPROVEMENT IS REQUIRED BY 2045 WITHOUT THE PROJECT.
- GENERAL:
1. PRIOR TO ANY CONSTRUCTION, AN APPROVED CDDOT PERMIT WILL BE REQUIRED.

# ROCK CREEK MESA ADDITIONS NO. 1-6 AND CHEYENNE MOUNTAIN STATE PARK ADDITION NO. 1

## COLORADO SPRINGS, COLORADO

### LAND USE PLAN

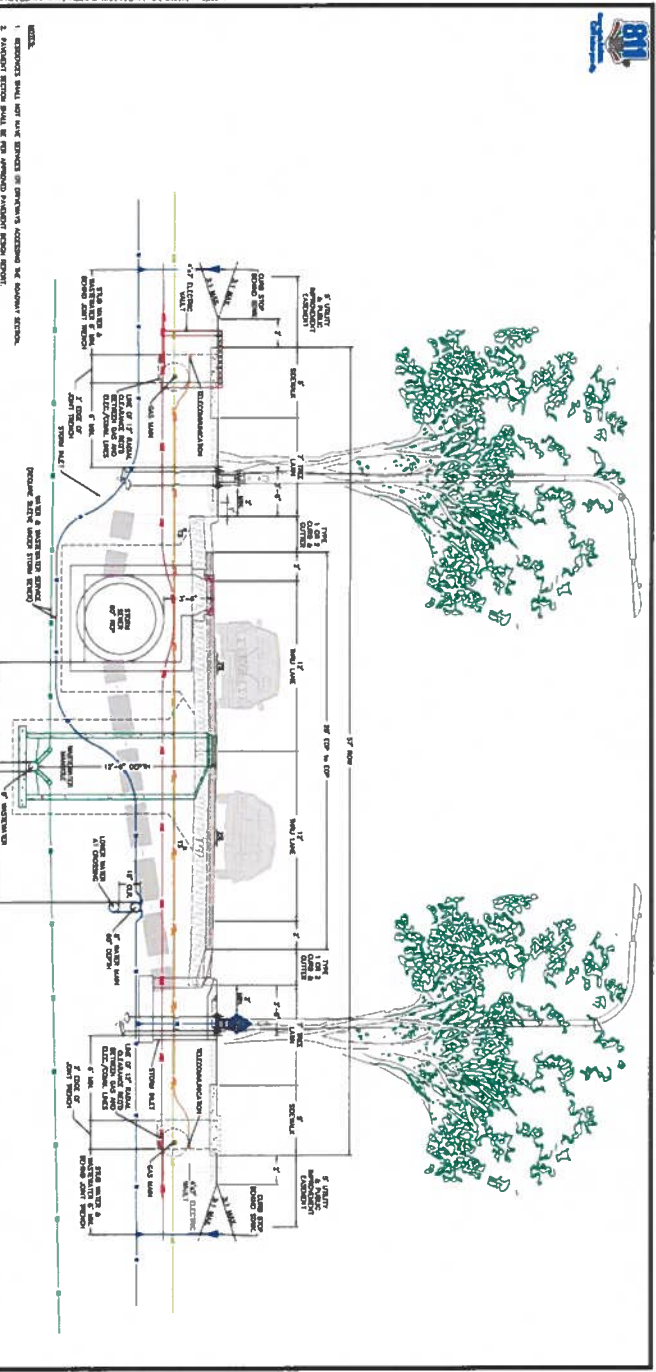
**PARKLAND DEDICATION:**

HOUSING TYPE	# OF UNITS	NEIGHBORHOOD PARK DEDICATION PER		TOTAL ACRES OF NEIGHBORHOOD PARK DEDICATION OBLIGATION (AC)	
		PARK DEDICATION	COMMUNITY PARK DEDICATION	PARK DEDICATION	COMMUNITY PARK DEDICATION
ATTACHED SINGLE FAMILY (2-4)	290	0.0033	0.0004	1.325	1.6
DETACHED SINGLE FAMILY	150	0.0068	0.008	0.99	1.2
<b>TOTAL</b>	<b>400</b>			<b>2.31</b>	<b>2.8</b>
<b>TOTAL PARKLAND REQUIREMENT</b>	<b>400</b>			<b>2.31</b>	<b>2.8</b>
				<b>5.11</b>	

**SINGLE FAMILY - PARKLAND DEDICATION**

**PARK AND OPEN SPACE NOTES:**

1. ALL PROPOSED PUBLIC PARKS, TRAILS, COMMON AREAS, AND OPEN SPACE WITHIN ROCK CREEK MESA ARE TO BE BUILT, OWNED AND MAINTAINED BY THE ROCK CREEK METROPOLITAN DISTRICT.
2. PARKLAND DEDICATION OBLIGATION (PDO):
- 2.1. THE CONCEPTUAL LOCATION AND SIZE OF THE 2.31 ACRE PARK PARCEL, AS ILLUSTRATED ON THE LAND USE PLAN, IS BASED ON THE CITY OF COLORADO SPRINGS LAND USE PLAN AND THE CITY OF COLORADO SPRINGS PARKING AND OPEN SPACE ACREAGE IS NOT INTENDED TO MEET PDO. ANY MINOR ADJUSTMENTS TO PDO ACREAGE MAY BE HANDLED ADMINISTRATIVELY.
- 2.2. THE COMMUNITY PARK OBLIGATION IS TO BE MET THROUGH FEES IN LIEU OF LAND DEDICATION.
- 2.3. FINAL PUBLIC PARK SIZE, EXACT LOCATION AND DESIGN WILL BE ADDRESSED WITH THE FUTURE DEVELOPMENT PLAN AND PLAY APPLICATIONS.
3. ALL PUD NEIGHBORHOOD PARKLAND SHALL MEET THE REQUIREMENTS OF CITY CODE 7.307.F TO INCLUDE: THE NEIGHBORHOOD PARK SITE DESIGN SHALL BE SUBJECT TO THE PARKS RECREATION AND CULTURAL SERVICES ADVISORY BOARD REVIEW AND RECOMMENDATION PRIOR TO ANY CONSTRUCTION AND THAT THE LAND IS PERMANENTLY DESIGNATED FOR PARK PURPOSES. NEIGHBORHOOD PARK CONSTRUCTION SHALL BE COMPLETED AT THE TIME 50% OF THE ADJACENT BUILDING PERMITS WITHIN THE APPLICABLE PARCEL HAVE BEEN PULLED.



**NOTES:**

1. EXISTING CONDITIONS SHALL BE PRESERVED TO THE MAXIMUM EXTENT POSSIBLE.
2. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 11' TO 12' DEPTH.
3. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 11' TO 12' DEPTH.
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19. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 11' TO 12' DEPTH.
20. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 11' TO 12' DEPTH.

**LEGEND:**

EXISTING CONDITIONS	EXISTING UTILITIES
PROPOSED IMPROVEMENTS	PROPOSED UTILITIES
PROPOSED PARKLAND	PROPOSED OPEN SPACE
PROPOSED TRAILS	PROPOSED COMMON AREAS
PROPOSED OPEN SPACE	PROPOSED COMMON AREAS
PROPOSED COMMON AREAS	PROPOSED COMMON AREAS

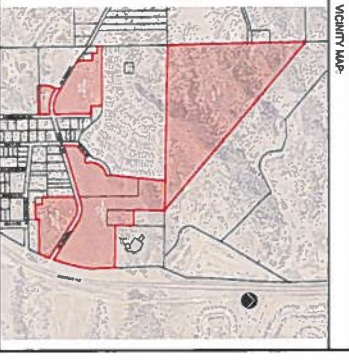
**APPROVED:** [Signature]

**DATE:** 23/22/2024

**CONSULTANTS:**

**Matrix**  
 300 S. WASHINGTON AVENUE, SUITE 1000  
 COLORADO SPRINGS, CO 80902  
 PHONE: (719) 575-4100  
 FAX: (719) 575-2008

**ONE/ONE DEVELOPERS**  
 ROCK CREEK RESIDENTIAL LLC  
 875 CASCADE AVE. SUITE 1000  
 COLORADO SPRINGS, CO 80902  
 CITY OF COLORADO SPRINGS  
 30 S. NEWADA AVE.  
 COLORADO SPRINGS, CO 80903-1802



**PROJECT:**  
 ROCK CREEK MESA ADDITIONS NO. 1-6 & CHEYENNE MOUNTAIN STATE PARK ADDITION NO. 1 - LAND USE PLAN  
 COLORADO SPRINGS, CO  
 AUGUST 2024

NO.	DATE	DESCRIPTION	BY
0	08/19/2023	INITIAL SUBMITTAL	PAF
1	11/15/2023	SECOND SUBMITTAL	PAF
2	07/14/2024	THIRD SUBMITTAL	PAF
3	06/09/2024	FOURTH SUBMITTAL	PAF
4	07/07/2024	FIFTH SUBMITTAL	PAF

**DRAWING INFORMATION:**  
 PROJECT NO: 23 224 023  
 DRAWN BY: BP  
 CHECKED BY: RF  
 APPROVED BY: JA  
 SHEET TITLE:

**GENERAL NOTES**

**TS02**

**SHEET 02 OF 06**

CITY FILE NO. MAP# 23-0089

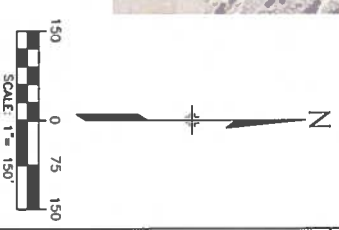
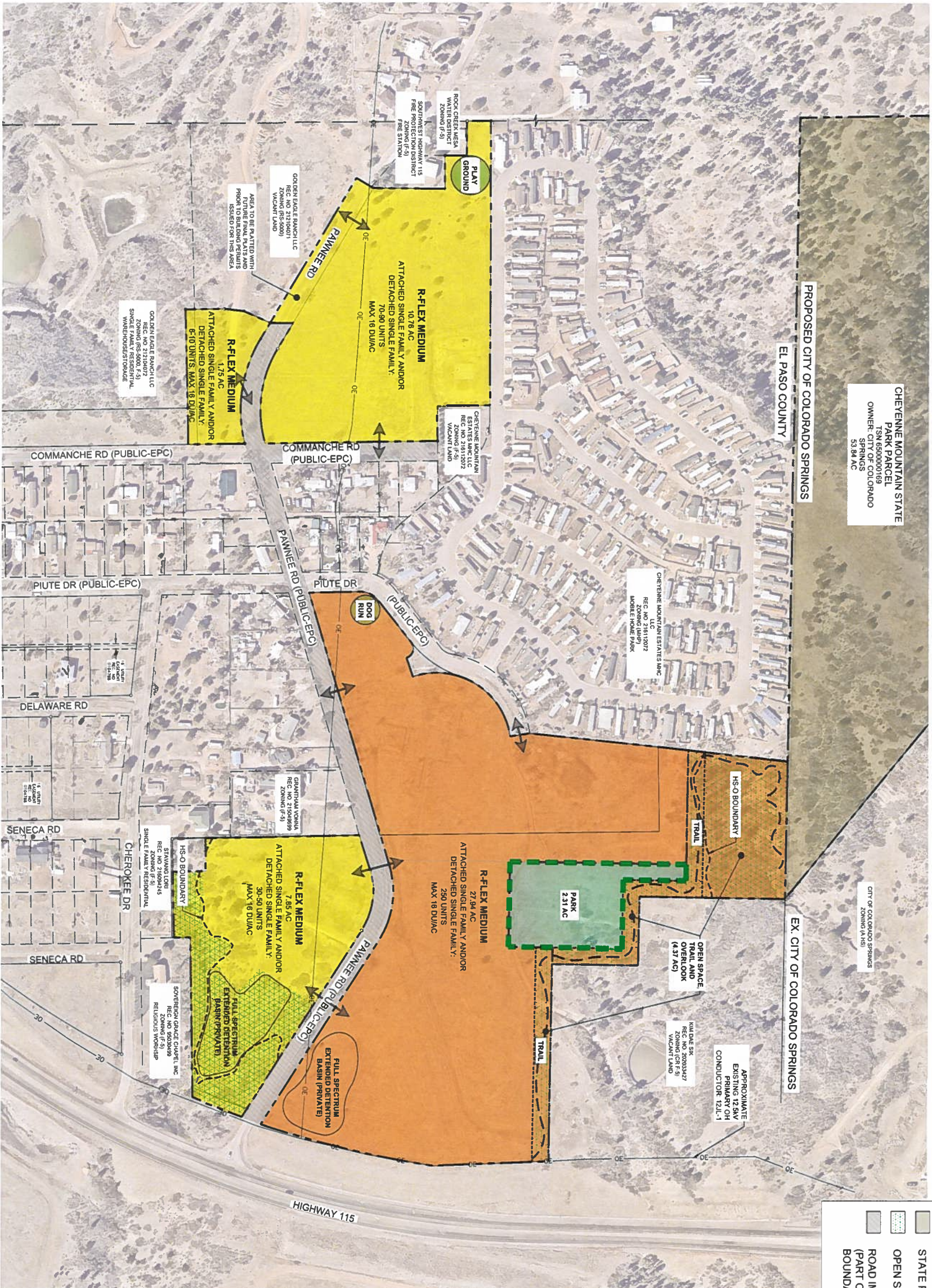
# ROCK CREEK MESA ADDITIONS NO. 1-6 AND CHEYENNE MOUNTAIN STATE PARK ADDITION NO. 1 COLORADO SPRINGS, COLORADO LAND USE PLAN

**CHEYENNE MOUNTAIN STATE  
PARK PARCEL**  
TSN: 6590000169  
OWNER: CITY OF COLORADO  
SPRINGS  
53.84 AC

CITY OF COLORADO SPRINGS  
ZONING (A NS)

**LEGEND:**

	ATTACHED SINGLE-FAMILY
	DETACHED SINGLE-FAMILY
	PARK
	STATE PARK
	OPEN SPACE
	ROAD IMPROVEMENT AREA (PART OF ANNEXATION BOUNDARY)



**CONSULTANTS:**  
PLANNERS: LANDSCAPE ARCHITECT CIVIL ENGINEER  
**Matrix**  
3435 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
FAX: (719) 575-0088

**OWNER/DEVELOPER:**  
ROCK CREEK RESIDENTIAL LLC  
805 CALADORE AVE, SUITE 1000  
COLORADO SPRINGS, CO 80909  
CITY OF COLORADO SPRINGS  
30.5 NEVADA AVE  
COLORADO SPRINGS, CO 80903-1802

**PROJECT:**  
ROCK CREEK MESA ADDITIONS NO. 1-6  
& CHEYENNE MOUNTAIN STATE PARK  
ADDITION NO. 1 - LAND USE PLAN  
COLORADO SPRINGS, CO  
AUGUST 2024

**REVISION HISTORY:**

NO.	DATE	DESCRIPTION	BY
0	09/19/2023	INITIAL SUBMITTAL	BAF
1	11/15/2023	SECOND SUBMITTAL	BAF
2	02/14/2024	THIRD SUBMITTAL	BAF
3	05/09/2024	FOURTH SUBMITTAL	BAF
4	07/10/2024	FIFTH SUBMITTAL	BAF

**DRAWING INFORMATION:**  
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CHECKED BY: RF  
APPROVED BY: JM  
SHEET TITLE:

**LAND USE PLAN**

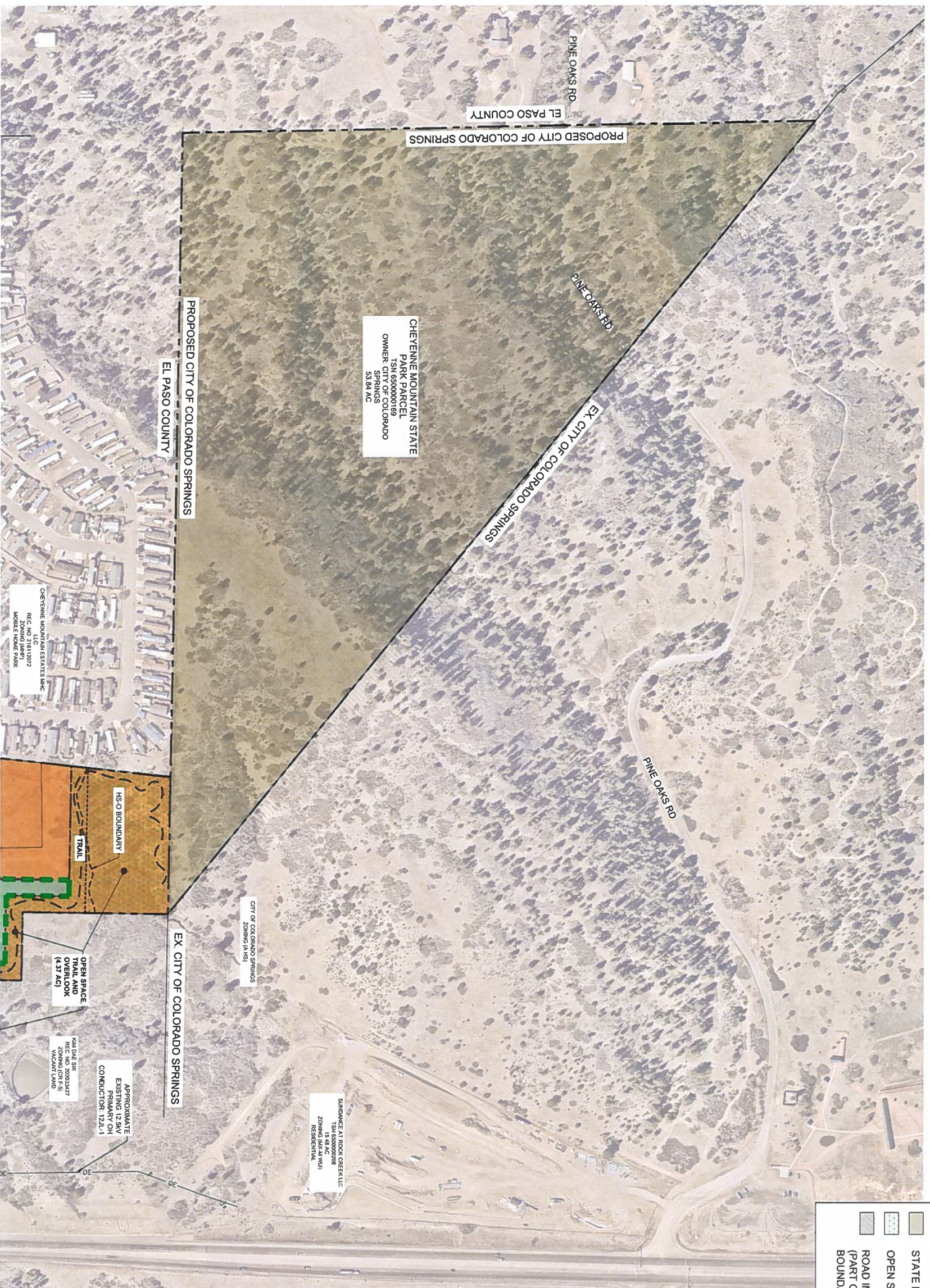
**LU01**

**SHEET 03 OF 06**

CITY FILE NO.: MAPN-23-0009

# ROCK CREEK MESA ADDITIONS NO. 1-6 AND CHEYENNE MOUNTAIN STATE PARK ADDITION NO. 1 LAND USE PLAN

COLORADO SPRINGS, COLORADO



**LEGEND:**

- ATTACHED SINGLE-FAMILY
- DETACHED SINGLE-FAMILY
- PARK
- STATE PARK
- OPEN SPACE
- ROAD IMPROVEMENT AREA (PART OF ANNEXATION BOUNDARY)

CONSULTANTS

**Matrix**  
PLANNED LANDSCAPE ARCHITECTURE ENGINEER

303 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80909  
PHONE: (719) 575-0100  
FAX: (719) 575-0088

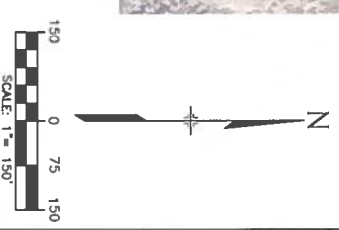
OWNERS/DEVELOPER  
**ROCK CREEK RESIDENTIAL LLC.**  
80 S CASCADE AVE SUITE 1500  
COLORADO SPRINGS, CO 80903  
**CITY OF COLORADO SPRINGS**  
20 S MARUDA AVE  
COLORADO SPRINGS, CO 80905-1802

**PROJECT:**  
ROCK CREEK MESA ADDITIONS NO. 1-6 & CHEYENNE MOUNTAIN STATE PARK ADDITION NO. 1 - LAND USE PLAN  
COLORADO SPRINGS, CO  
AUGUST 2024

**REVISION HISTORY:**

NO.	DATE	DESCRIPTION	BY
0	08/15/2023	INITIAL SUBMITTAL	PAF
1	11/15/2023	SECOND SUBMITTAL	PAF
2	02/14/2024	THIRD SUBMITTAL	PAF
3	06/06/2024	FOURTH SUBMITTAL	PAF
4	07/10/2024	FIFTH SUBMITTAL	PAF

**DRAWING INFORMATION:**  
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SHEET TITLE:



**LAND USE PLAN**

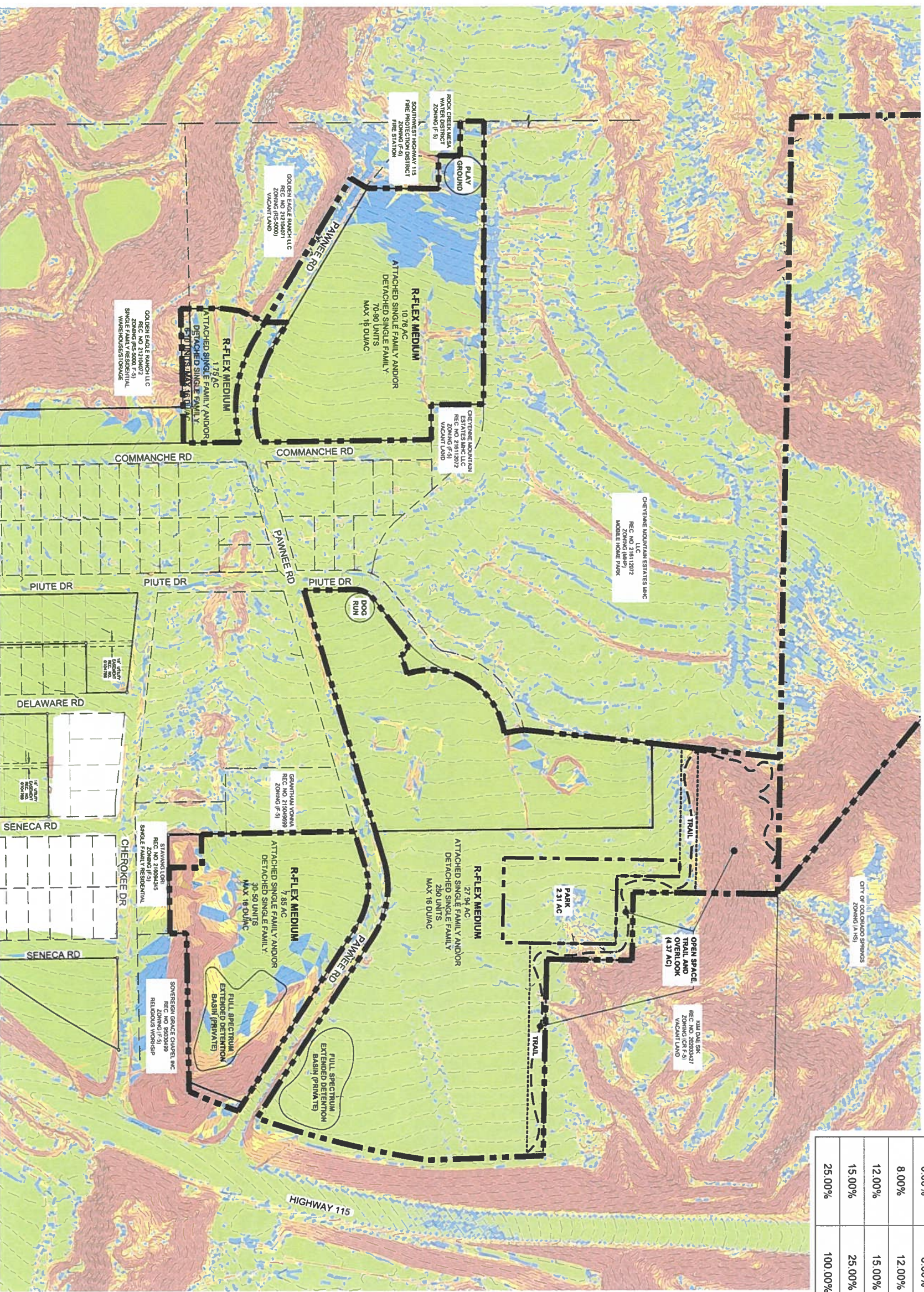
**LU02**

SHEET 04 OF 06

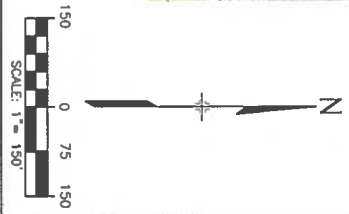
CITY FILE NO.: MAPN-23-0009

# ROCK CREEK MESA ADDITIONS NO. 1-6 AND CHEYENNE MOUNTAIN STATE PARK ADDITION NO. 1 LAND USE PLAN

COLORADO SPRINGS, COLORADO



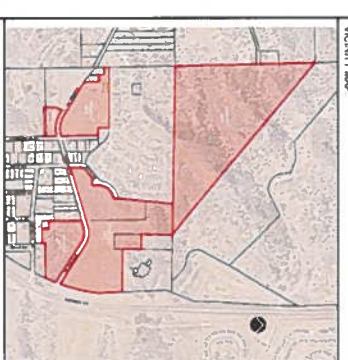
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MIN. SLOPE	MAX. SLOPE	COLOR
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8.00%	12.00%	
12.00%	15.00%	
15.00%	25.00%	
25.00%	100.00%	



**CONSULTANTS**  
**PLANNERS** LANDSCAPE ARCHITECT / CIVIL ENGINEER  
**Matrix**  
 2425 RESEARCH PARKWAY, SUITE 300  
 COLORADO SPRINGS, CO 80920  
 PHONE: (719) 515-9100  
 FAX: (719) 515-9288

**OWNER/DEVELOPER:**  
 ROCK CREEK RESIDENTIAL, LLC.  
 815 CASANOVA DRIVE  
 COLORADO SPRINGS, CO 80903

**CITY OF COLORADO SPRINGS**  
 30 S MEVADA AVE  
 COLORADO SPRINGS, CO 80903-1802



**PROJECT:**  
 ROCK CREEK MESA ADDITIONS NO. 1-6  
 & CHEYENNE MOUNTAIN STATE PARK  
 ADDITION NO. 1 - LAND USE PLAN  
 COLORADO SPRINGS, CO  
 AUGUST 2024

NO.	DATE	DESCRIPTION	BY
0	08/19/2023	INITIAL SUBMITTAL	RAE
1	11/15/2023	SECOND SUBMITTAL	RAE
2	02/14/2024	THIRD SUBMITTAL	RAE
3	05/06/2024	FOURTH SUBMITTAL	RAE
4	07/10/2024	FIFTH SUBMITTAL	RAE

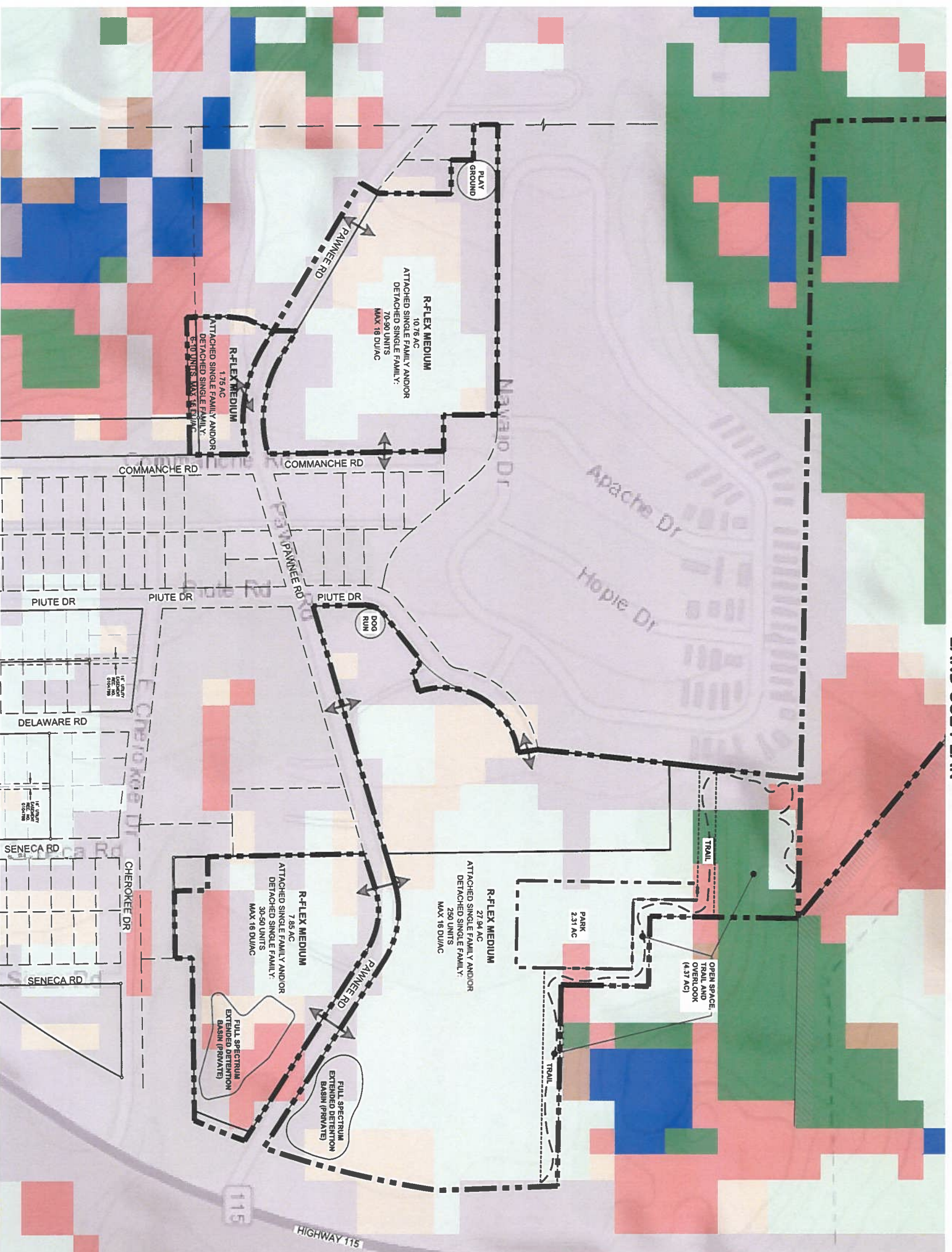
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 CHECKED BY: RF  
 APPROVED BY: JA  
 SHEET TITLE:

## LAND SUITABILITY ANALYSIS - SLOPES

LSA01

# ROCK CREEK MESA ADDITIONS NO. 1-6 AND CHEYENNE MOUNTAIN STATE PARK ADDITION NO. 1 LAND USE PLAN

COLORADO SPRINGS, COLORADO



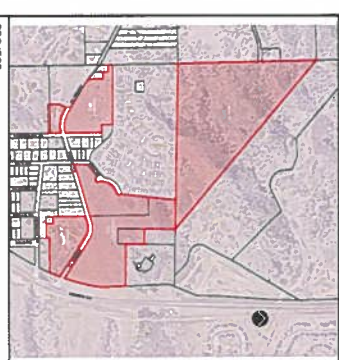
### Vegetation

- Agriculture
- Grassland
- Lodgepole Pine
- Mixed Conifer
- Oak Shrubland
- Open Water
- Pinyon-Juniper
- Ponderosa Pine
- Riparian
- Shrubland
- Spruce-Fir
- Developed
- Sparsely Vegetated
- Hardwood
- Conifer-Hardwood
- Conifer
- Barren



CONSULTANTS:  
PLANNERS LANDSCAPE ARCHITECT CIVIL ENGINEER  
**Matrix**  
1315 RESEARCH PARKWAY, SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 515-0100  
FAX: (719) 515-0008

OWNER/DEVELOPER:  
ROCK CREEK RESIDENTIAL LLC.  
80 S CASCADE AVE, SUITE 1000  
COLORADO SPRINGS, CO 80903  
CITY OF COLORADO SPRINGS  
30.5 MERIDIAN AVE.  
COLORADO SPRINGS, CO 80903-1802



PROJECT:  
ROCK CREEK MESA ADDITIONS NO. 1-6  
& CHEYENNE MOUNTAIN STATE PARK  
ADDITION NO. 1 - LAND USE PLAN  
COLORADO SPRINGS, CO  
AUGUST 2024

REVISION HISTORY:

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2	02/14/2024	THIRD SUBMITTAL	RAJ
3	05/09/2024	FOURTH SUBMITTAL	RAJ
4	07/10/2024	FIFTH SUBMITTAL	RAJ

DRAWING INFORMATION:  
PROJECT NO.: 23 224 023  
DRAWN BY: BP  
CHECKED BY: RF  
APPROVED BY: JA  
SHEET TITLE:

## LAND SUITABILITY ANALYSIS - VEGETATION

LSA02

SHEET 06 OF 06



CITY FILE NO.: MAPN-23-0009